| 102.0 | 0005 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 673,000 / 673,000 |
| | | | | | USE VALUE: | 673,000 / 673,000 |
| | | | | | ASSESSED: | 673,000 / 673,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 44 | | DICKSON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MAHONEY MICHAEL/BRENDA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 44 DICKSON AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DONOGHUE MARIE E - |
| Owner 2: | - |
| Street 1: | 44 DICKSON AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 1875 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6550.000 | 241,500 | | 431,500 | 673,000 |
| Total Card | 0.150 | 241,500 | | 431,500 | 673,000 |
| Total Parcel | 0.150 | 241,500 | | 431,500 | 673,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.90 | /Parcel: 358.9

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 66074

**GIS Ref**

**GIS Ref**

**Insp Date** 10/31/18

Parcel ID 102.0-0005-0013.0

!8184!

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 241,500 | 0 | 6,550. | 431,500 | 673,000 | 673,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 179,900 | 0 | 6,550. | 437,700 | 617,600 | 617,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 179,900 | 0 | 6,550. | 326,700 | 506,600 | 506,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 179,900 | 0 | 6,550. | 295,900 | 475,800 | 475,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 179,900 | 0 | 6,550. | 283,600 | 463,500 | 463,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 168,500 | 0 | 6,550. | 240,400 | 408,900 | 408,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 168,500 | 0 | 6,550. | 228,100 | 396,600 | 396,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 168,500 | 0 | 6,550. | 217,000 | 385,500 | 385,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:45:52 |

**LAST REV**

| Date | Time |
|---|---|
| 09/09/19 | 09:00:47 |

apro

8184

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DONOGHUE MARIE | 52625-207 | | 4/23/2009 | | 380,000 | No | No | | |
| DONOGHUE MARIE | 31481-256 | | 6/7/2000 | Family | | No | No | 4 | |
| DONOGHUE DAVID | 29685-423 | | 1/21/1999 | Family | 1 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/15/2009 | 235 | Redo Kit | 15,000 | | | | | |
| 1/24/2001 | 87 | Dormers | 14,000 | C | | | | 32 FT SHED DORMER |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/31/2018 | Meas/Inspect | BS | Barbara S |
| 1/6/2009 | Measured | 372 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/21/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 66074 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6550 | | Sq. Ft. | Site | | 0 | 70. | 0.94 | 5 | | | | | | | | | 431,549 | | | | | | 431,500 | |

Total AC/HA: 0.15037 | Total SF/SM: 6550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,549 | Spl Credit | Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 4 - Vinyl | 40 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.31964278 |
| Const Adj.: | 0.99594003 |
| Adj $ / SQ: | 138.000 |
| Other Features: | 86000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 350027 |
| Depreciation: | 108508 |
| Depreciated Total: | 241519 |

## COMMENTS

NC=CHK TQS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

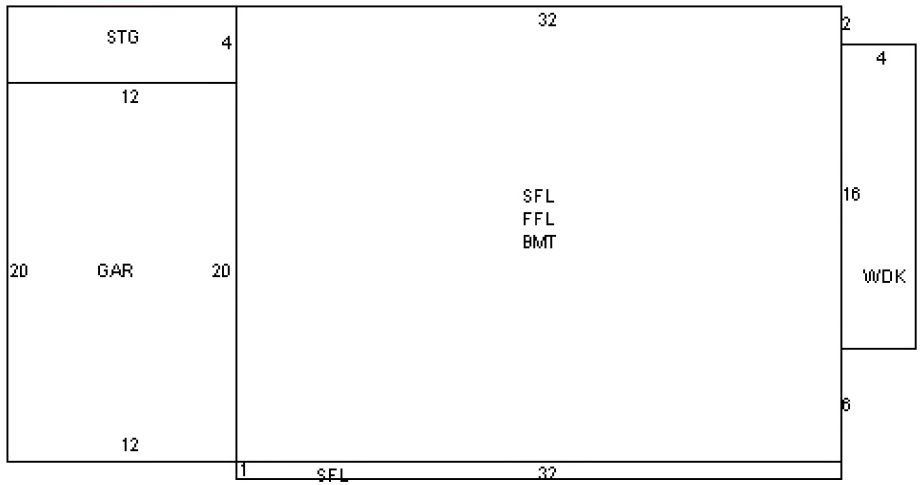
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 138.00 |
| Special Features: | 0 | Val/Su Net: | 89.84 |
| Final Total: | 241500 | Val/Su SzAd | 154.02 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 800 | 138.000 | 110,400 |
| BMT | Basement | 768 | 52.160 | 40,062 |
| FFL | First Floor | 768 | 138.000 | 105,984 |
| GAR | Garage | 240 | 25.310 | 6,075 |
| WDK | Deck | 64 | 15.940 | 1,020 |
| STG | Storage | 48 | 10.130 | 486 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,688 | | | Total: | 264,027 |
| Size Ad | 1568 | Gross Are | 2688 | FinArea | 1875 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

102.0-0005-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|